

Three Bedroom Ranch Home Auction  
300 12<sup>th</sup> Street North, Northwood.  
Thursday Evening, September 23rd  
Real Estate to sell at 6:00 pm  
Household and Collectibles sell at 4:00 pm

Property Info.

- 1344 square feet ranch home w/two stall attached garage
- 1344 square feet in basement, poured concrete, high ceilings, could have extra bedrooms if egress windows were added. There is a toilet and sink in the basement.
- Main floor has three bedrooms, full bath, living room, dining room, kitchen with open counter to dining room & laundry room.
- This house was built in 1979 and is in great original condition.
- The 784 square foot attached garage has two electric overhead doors.
- The front concrete steps should be replaced and block behind them patched.
- The house does not have full gutters on the eaves and appears to have had some seepage in two areas, the south east corner and below the concrete steps. The landscaping in those areas appears to drain towards the house and the block by the steps appears to have a piece broken. The basement has been dry after a heavy rain event this summer.
- The corner lot is 132' wide by 66' deep or .20 acres.
- Assessed value is \$99,939 and the 2019 Net yearly taxes are \$1,596.00
- Legal description is Northwood Dwelles Add, Block: 37 Lot: E ½ Lots 9 & 10.
- Northwood Kensett Community School
- Seller Richard & Helen Holstad Trust
- This will be considered a cash sale, without any contingencies so please have financing arrangements in order prior to auction day.
- This home will be sold "as is where is". Inspection is welcomed and encouraged!
- Closing and legal will be handled by John Greve of Northwood.
- Fox Auction Company and Greve Law are agents for the sellers. All information is gathered from sources deemed reliable but are not guaranteed. We encourage all buyers to perform their own due diligence and research.

**Finished Room sizes:**

- Front Entry 4' 3" x 4' 3"
- living Room - 14' x 19'
- Kitchen - 10' 8" x 13' 6"
- Laundry Room 5' 6" x 7' 8"
- Dining Room 10' x 13'
  - Bathroom 8' x 10'
- Bedroom #1 11' x 13' 6"
- Bedroom #2 10' 2" x 13' 6"
- Bedroom #3 10' x 12'